

# Hearing Officer Transmittal Checklist

Hearing Date  
Apr. 5, 2016  
Agenda Item No. 9

Project Number: R2015-03862-(5)  
Case(s): Conditional Use Permit Case No. 201500138  
Planner: Anthony Curzi

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions + Other department letters of recommended conditions
- ☒ Burden of Proof Statement and Applicant's Project Description
- ☐ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs/Photosims
- ☒ Aerial Image
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ Findings and conditions of Previous permit
- ☒ Coverage Maps

Reviewed By:  \_\_\_\_\_



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2015-03862-(5)

**HEARING DATE**

April 5, 2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201500138

## PROJECT SUMMARY

**OWNER / APPLICANT**

TEG Oil and Gas USA, Inc. / AT&T Mobility

**MAP/EXHIBIT DATE**

September 16, 2015

**PROJECT OVERVIEW**

The applicant, AT&T Mobility, requests a conditional use permit (CUP) to authorize the continued operation and maintenance of an existing wireless telecommunications facility (WTF) in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. Also proposed are minor upgrades to the WTF consisting of replacing antennas and installing appurtenant equipment. The WTF is comprised of a 67-foot-tall monopine with 12 panel antennas for AT&T along with other pole-mounted equipment such as remote radio units (RRUs) and a 24-inch-diameter microwave dish. The monopine is located within a ground-mounted approximately 1,453-square-foot lease area containing equipment cabinets. T-Mobile is co-located on the monopine, with antennas located below AT&T's at 42 feet above ground level.

The WTF was originally established by CUP 200500027 on October 19, 2005. That permit expired on August 3, 2015.

**LOCATION**

26730 West Tapia Canyon Road, Castaic

**ACCESS**

Tapia Canyon Road

**ASSESSORS PARCEL NUMBER**

2865-021-019

**SITE AREA**

27.92 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Newhall

**LAND USE DESIGNATION**

RL5 – Rural Land 5 (NU3 – Non-Urban 3)

**ZONE**

A-2-2

**PROPOSED UNITS**

NA

**MAX DENSITY/UNITS**

NA

**COMMUNITY STANDARDS DISTRICT**

Castaic Area

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County ("County") General and Santa Clarita Valley Area Plans
- Satisfaction of the following Sections of Title 22 of the County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.24.150 (A-2 Zone Uses Subject to Permits)
  - 22.24.170 (A-2 Zone Development Standards)

**CASE PLANNER:**

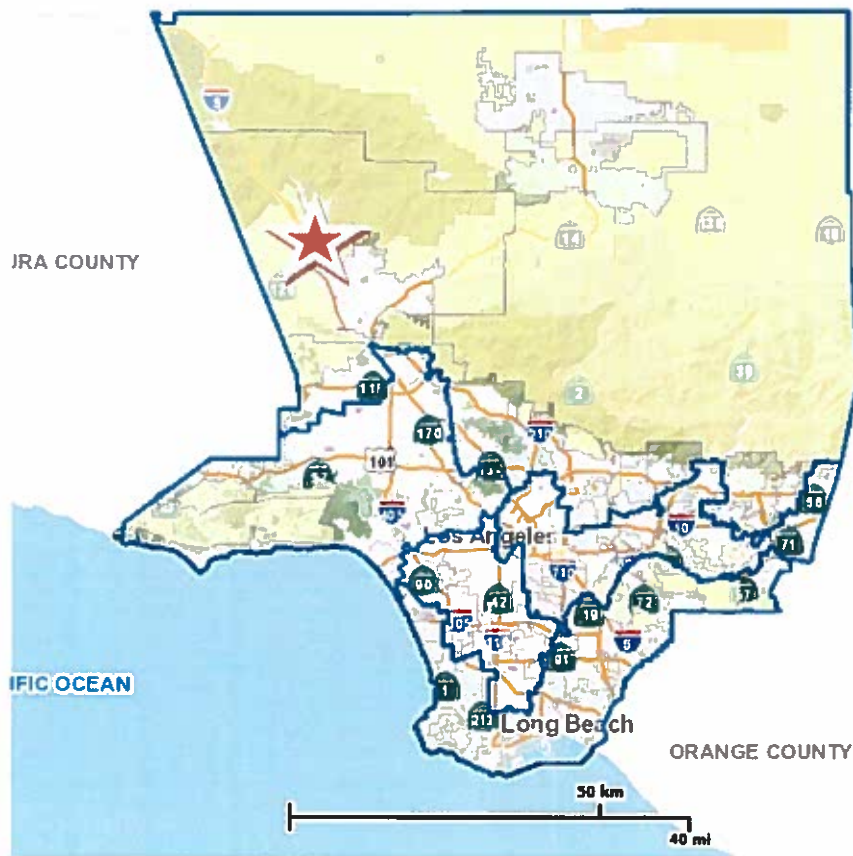
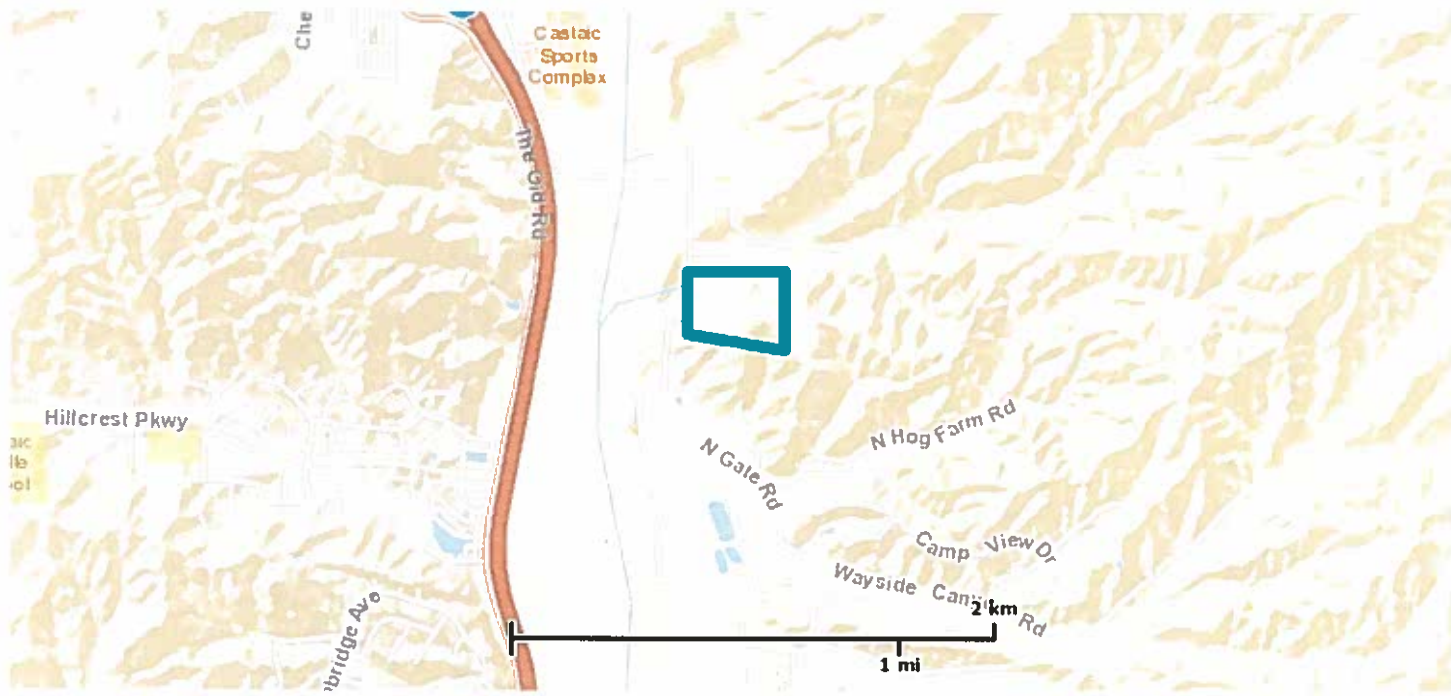
Anthony Curzi

**PHONE NUMBER:**

(213) 974 - 6443

**E-MAIL ADDRESS:**

[acurzi@planning.lacounty.gov](mailto:acurzi@planning.lacounty.gov)



### **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) to authorize the continued operation and maintenance of, and minor upgrades to, an existing 67-foot-tall monopine wireless telecommunications facility (WTF) ("Project") in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.24.150.

### **PROJECT DESCRIPTION**

The applicant, AT&T Mobility, requests a CUP to authorize the continued operation and maintenance of an existing WTF. Also proposed are minor upgrades to the WTF consisting of replacing antennas and installing appurtenant equipment. The WTF is comprised of a 67-foot-tall monopine with 12 panel antennas for AT&T along with other pole-mounted equipment such as remote radio units (RRUs) and a 24-inch-diameter microwave dish. The monopine is located within a ground-mounted approximately 1,453-square-foot lease area containing equipment cabinets. T-Mobile is co-located on the monopine, with antennas located at 42 feet above ground level.

The WTF was originally established by CUP 200500027 on October 19, 2005. That permit expired on August 3, 2015.

### **SITE PLAN DESCRIPTION**

The Site Plan for the Project depicts the subject property with the monopine WTF located near the southern end of the property with a dirt access road leading to Tapia Canyon Road. An enlarged site plan depicts the WTF in a 3 fenced in ground lease area. This area is accessed through a access gate and a secondary rolling gate. An equipment shelter is located inside the lease area, along with the 67-foot-tall monopine tower. An antenna layout plan depicts 12 panel antennas for AT&T and a microwave dish. Elevations depict the tower with AT&T antennas at 62 feet above ground and T-Mobile antennas at 42 feet above ground. A 7-foot, 8-inch fence (total height with barbed wire) is depicted around the lease area.

### **EXISTING ZONING**

The subject property is zoned A-2-2.

Surrounding properties are zoned as follows:

North: A-2-5 (Heavy Agricultural – Five Acre Minimum Required Area)  
South: A-2-5  
East: A-2-2  
West: A-2-5

### **EXISTING LAND USES**

The subject property is developed with the subject WTF and another WTF, a monopole.

Surrounding properties are developed as follows:

North: Vacant land  
South: Detention Center

East: Vacant land  
West: Transmission power lines, vacant land

### PREVIOUS CASES/ZONING HISTORY

The Project Site was zoned to A-2-2 by Ordinance No. 7397 on September 23, 1958. CUP No. 200500027 authorized the construction, operation, and maintenance of the subject WTF on October 19, 2005.

### ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines because the Project involves the continued operation and maintenance of an existing WTF with minor upgrades to the antennas. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

### STAFF EVALUATION

#### General Plan/Area Plan Consistency

The project site is located within the RL5 (Rural Land 5) land use category of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the County General Plan. This rural designation is intended for non-urban uses that are of low-intensity and do not require urban services. Use such as single-family residences on large lots, equestrian/recreational uses and other activities that serve the local area are permitted in the designation. The WTF is a largely passive use that will aid in providing telecommunications service to residents and others in the local area and is, therefore, consistent with the permitted uses of the underlying land use category.

The following policies of the County General Plan are applicable to the proposed project:

- *General Plan Public Services and Facilities Policy PS/F 6.2: "Improve existing wired and wireless telecommunications infrastructure."*

The Project will maintain the existing WTF and telecommunications service in the area. Removal of the WTF would diminish the service in the area and be contrary to the above General Plan policy.

- *General Plan Public Services and Facilities Policy PS/F 6.3: "Expand access to wireless technology networks, while minimizing impacts through co-location and design."*

The Project provides for telecommunications service through a well-designed WTF disguised as a pine tree.

- *General Plan Public Services and Facilities Policy PS/F 6.4: "Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services."*

Allowing the WTF to continue operating at the subject site will ensure that cellular telecommunications services, a utility-type service, will remain available.

The following policies of the Area Plan are applicable to the proposed project:

- *SCVA Plan, Guiding Principles, Infrastructure, Principle 29: "Public infrastructure shall be improved, maintained, and expanded as needed to meet the needs of projected population and employment growth and contribute to the Valley's quality of life."*

The existing WTF is required to maintain reliable cellular telecommunication service in the area. The WTF's design as a pine tree helps render the facility visually compatible with the area. The planting of two pine trees will also soften the overall impact of the WTF. These aesthetic treatments will allow the WTF to provide service in the area without negative impact.

#### Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code does not explicitly specify "WTF" as a use. The use most consistent with a WTF specified in the County Code is "radio or television stations and towers". Pursuant to Section 22.20.290 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone A-2, provided that a CUP is first obtained.

Pursuant to Section 22.24.170 of the County Code, establishments in the A-2 Zone are subject to the following development standards:

- All applicable development standards are met by the Project.

Pursuant to Section 22.44.137 of the County Code, establishments in the Castaic Area CSD are subject to the following development standards:

- The WTF will not impact the adherence to the standards, and there are no CSD WTF-specific standards that apply. There are no buildings proposed as part of the Project.

#### Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff believes that the applicant has met the burden of proof.

The Project meets the objectives of the Area Plan as it allows for emergency and every day communication while not detracting from the goals, objectives envisioned by it. Attached conditions, including one requiring the planting of pine trees to help soften the visual impact of the WTF, will help ensure the facility remains compatible with the area.

The WTF has existed at the subject site since around 2005 without complaints from the community. The property is well buffered from surrounding land uses and is located at

such a distance so as not to cause nuisances. The permittee will plant two 24-inch pine trees to soften the aesthetic impact of the monopine.

The WTF does not require any deviations from development standards and the property is large enough to accommodate all requirements.

The Project site is located in a sparsely developed area at the end of Tapia Canyon, a public road. There are no sidewalks present as it is a rural area. Bikeways are proposed to the west along Castaic Creek (Class 1 – Bike Path) and to the north on Lake Hughes Road (Class 3 – Bike Route), and will not the Project will not impact these proposed bikeways. While maintenance vehicles will periodically visit the Project Site, there is adequate capacity on local roads to handle them, and there is adequate parking on the Project Site for them.

Neighborhood Impact/Land Use Compatibility

The Project Site is located away from many neighboring uses and Staff believes that the property is well-suited for the placement of WTFs, especially the subject WTF as it is well-disguised as a pine tree. Furthermore, the planting of two real pine trees will help soften the aesthetic impact of the WTF, resulting in a facility that is appropriate for the area.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Staff has not received any comments at this time.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has not received any comments at this time.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-03862-(5), Conditional Use Permit Number 201500138, subject to the attached conditions.



**SUGGESTED APPROVAL MOTION:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

**I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER 201500138 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by, Anthony Curzi, Regional Planning Assistant II, Zoning Permits North Section  
Reviewed by Robert Glaser, Supervising Regional Planner, Zoning Permits North Section

Attachments:  
Draft Findings, Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Correspondence  
Site Photographs, Aerial Image  
Site Plan, Land Use Map

RG:AMC  
March 23, 2016



**DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-03862-(5)  
CONDITIONAL USE PERMIT NO. 201500138**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 2015000138 ("CUP") on April 5, 2016.
2. The permittee, AT&T Mobility ("permittee"), requests the CUP to authorize the continued operation and maintenance of, and minor upgrades to, an existing 67-foot-tall monopine wireless telecommunications facility (WTF) ("Project") on a property located at 26730 West Tapia Canyon Road in the unincorporated community of Castaic ("Project Site") in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.24.150.
3. The Project Site is 27.92 acres in size and consists of one legal lot. The Project Site is rectangular in shape with steep topography and is developed with the subject monopine WTF and another WTF, a monopole.
4. The Project Site is located in the Newhall Zoned District and is currently zoned A-2-2.
5. The Project Site is located within the RL5 (Rural Land 5) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: A-2-5 (Heavy Agricultural – Five Acre Minimum Required Area)
  - South: A-2-5
  - East: A-2-2
  - West: A-2-5
7. Surrounding land uses within a 500-foot radius include:
  - North: Vacant land
  - South: Detention Center
  - East: Vacant land
  - West: Transmission power lines, vacant land
8. The Project Site was zoned to A-2-2 by Ordinance No. 7397 on September 23, 1958. CUP No. 200500027 authorized the construction, operation, and maintenance of the subject WTF on October 19, 2005.

9. The site plan for the Project depicts the subject property with the monopine WTF located near the southern end of the property a dirt access road leading to Tapia Canyon Road. An enlarged site plan depicts the WTF in a fenced in ground lease area. This area is accessed through a access gate and a secondary rolling gate. An equipment shelter is located inside the lease area, along with the 67-foot-tall monopine tower. An antenna layout plan depicts 12 panel antennas for AT&T and a microwave dish. Elevations depict the tower with AT&T antennas at 62 feet above ground and T-Mobile antennas at 42 feet above ground. A 7-foot, 8-inch fence (total height with barbed wire) is depicted around the lease area.
10. The Project Site is accessible via Tapia Canyon Road to the east. Primary access to the Project Site will be via an entrance/exit on Tapia Canyon Road.
11. No comments from County Departments were received.
12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation and maintenance of an existing monopalmt WTF with minor upgrades to the antenna layout.
13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. No comments from the public were received.
15. *To be inserted after the public hearing to reflect hearing proceedings.*
16. The Hearing Officer finds that the Project is consistent with the Area Plan as it is a use that does not detract from the rural nature of the community and aids in the communication network in the area, which is important for emergency communication.
17. The Hearing Officer finds that the Project is consistent with the A-2 zoning designation as the Project meets all the required setbacks and development standards regarding parking. The Project Site is approximately 28 acres and can accommodate all required standards without variances. Title 22 of the County Code does not explicitly specify "WTF" as a use. The use most consistent with a WTF specified in the County Code is "radio or television stations and towers." Pursuant to Section 22.20.290 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone A-2, provided that a CUP is first obtained.
18. The Hearing Officer finds that the Project meets the objectives of the General and Area Plans as it allows for emergency and every day communication while not

detracting from the goals, objectives envisioned by it. The WTF will maintain cellular telecommunications to residents, visitors, and motorists in a manner that is respectful and compatible with the surroundings. Attached conditions, including one requiring the planting of pine trees to help soften the visual impact of the WTF, will help ensure the facility remains visually compatible with the area.

Therefore, the Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.

19. The WTF has existed at the subject site since around 2005 without complaints from the community. The property is well buffered from surrounding land uses and is located at such a distance so as not to cause nuisances. The permittee will plant two 24-inch pine trees to soften the aesthetic impact of the monopine.

Therefore, the Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

20. The WTF does not require any deviations from development standards and the property is large enough to accommodate all requirements.

Therefore, the Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

21. The Project site is located in a sparsely developed area at the end of Tapia Canyon, a public road. There are no sidewalks present as it is a rural area. Bikeways are proposed to the west along Castaic Creek (Class 1 – Bike Path) and to the north on Lake Hughes Road (Class 3 – Bike Route), and will not the Project will not impact these proposed bikeways. While maintenance vehicles will periodically visit the Project Site, there is adequate capacity on local roads to handle them, and there is adequate parking on the Project Site.

Therefore, the Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.
23. The Hearing Officer finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail,

newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Department of Regional Planning's website and at libraries located in the vicinity of Castaic community. On February 25, a total of four Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 23 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.

24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 201500138, subject to the attached findings and conditions.

**PROJECT NO. R2015-03862-(5)**  
**CONDITIONAL USE PERMIT NO. 201500138**

**DRAFT FINDINGS**  
**PAGE 5 OF 5**

**ACTION DATE: April 5, 2016**

RG:AMC  
March 23, 2016

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-03862-(5)  
CONDITIONAL USE PERMIT NO. 201500138**

**PROJECT DESCRIPTION**

The project is for the continued operation and maintenance, and minor upgrades to, an existing wireless telecommunications facility (WTF) comprised of a 67-foot-tall monopine within an approximately 1,453-square-foot ground lease area, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on April 5, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the WTF and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with



the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **June 5, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WTF)**

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.

24. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low-intensity, fully shielded and directed away from any adjacent residences. Pole-mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
25. Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be maintained as depicted in the photographs and photosimulations presented at the public hearing.
26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 67 feet above finished grade.
28. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. The facility shall be secured by fencing, gates and/or locks.
34. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall

restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

35. New equipment added to the facility shall not compromise the stealth design of the facility.
36. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.

**PROJECT-SITE SPECIFIC CONDITIONS**

37. The permittee shall plant two 24-inch box live pine trees adjacent to the monopine as depicted on the Exhibit "A".
38. This grant shall authorize the continued operation and maintenance of, and minor upgrades to, a WTF disguised as a 76-foot-tall monopine.



Los Angeles County  
Department of Regional Planning  
*Planning for the Challenges Ahead*



## CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

**A. That the requested use at the location will not:**

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

See attached Burden of Proof Statement

**B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

See attached Burden of Proof Statement

**C. That the proposed site is adequately served:**

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

See attached Burden of Proof Statement

**Conditional Use Permit Burden of Proof  
for Reauthorization of a CUP for a Wireless Telecommunications Facility  
AT&T Mobility Site NL0039  
26730 W. Tapia Canyon Road, Castaic, CA 91384**

***A. That the requested use at the location will not:***

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.***
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.***
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.***

The proposed project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Additionally, the project will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. Lastly, the project will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The County's land use regulations require a conditional use permit be approved to allow the installation of a wireless telecommunications facility. Conditional Use Permit number 200500027 was approved by the County to allow for a wireless telecommunications facility with fifteen (15) panel antennas and two (2) microwave dishes on a 67-foot-tall monopine. The Conditional Use Permit is requesting a reauthorization of this use which expired on August 3, 2015 and includes a technological upgrade. The continued use of this existing wireless facility will remain as is and has not adversely affected anyone in the vicinity.

***B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.***

The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The request is for the reauthorization of the use granted in CUP 200500027 and will be consistent with the original approval. The facility is existing and all burden of proof has been established with original conditional use permit approval.

***C. That the proposed site is adequately served:***

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and***
- 2. By other public or private service facilities as are required.***

The project site is landlocked and located within a rural area. Permanent access to the site is through an access road easement from Tapia Canyon Road. The request is for the reauthorization of the use granted in CUP 200500027 and will be consistent with the original approval. The facility is existing and all burden of proof has been established with original conditional use permit approval.

**CUP for the Reauthorization of an existing  
Wireless Telecommunications Facility**

**Applicant's Agent:** Alexander Lew  
Core Development Services  
2749 Saturn St.  
Brea, CA 92821

**Site Address:** 26730 W. Tapia Canyon Road, Castaic, CA 91384

**APN:** 2865-021-019

**Project Description:**

AT&T Mobility is requesting a new Conditional Use Permit to reauthorize the existing wireless facility that was granted under CUP 20050027 and expired on August 3, 2015. CUP 20050027 authorized a 67' monopine with 12 panel antennas for AT&T, three relocated panel antennas and microwave dish for T-Mobile, one 24" microwave dish, an 11'-5" x 28'-0" prefabricated equipment shelter, a 5' x 12' concrete equipment pad, and two live pine trees. In addition to reauthorizing the use, AT&T wishes to modify their equipment configuration at this facility by replacing three of their panel antennas, install six remote radio units and six WCS twin filters behind the replaced antennas, add a surge suppressor to the monopine, and add radio equipment within the equipment shelter. There is no proposed change to the facility height, number or size of antennas, or carriers present. The proposed modifications are technological upgrades to allow AT&T to continue providing quality service to this area of the County.

**The Property:**

The existing facility property is located east of the 5 freeway south of Tapia Canyon Road.

**Introduction to Wireless Facilities:**

The existing wireless facility is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As public utilities, they are licensed by the FCC and *must* provide wireless communication services throughout the Southern California area.

**Background:**

The existing facility was approved on October 19, 2005. The existing wireless communications facilities provide voice, e-mail and internet access capabilities for customers' communications needs virtually anywhere at any time.

**Overview of Objective:**

The proposed CUP will allow for the continued operation of the existing facility.



**Compatibility with Other Site Development Standards and General Plan:**

The location, size, design and operating characteristics of the existing facility will continue not to create any unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The existing use remains consistent with this finding in that:

1. The existing equipment associated with the telecommunication structure operates quietly or virtually noise free.
2. The existing equipment does not emit fumes, smoke or odors that could be considered objectionable.
3. The existing telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month.
4. The existing communications facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare.

**Regulating Agencies:**

The existing wireless communications facility is regulated by the Federal Communications Commission (FCC) and is authorized to operate. All telecommunications facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE).

The existing communications facility continues to operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI). The ANSI was developed by the committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories (FDA, NIOSH and EPA). In 1992 the ANSI established, as a public safety standard, a maximum exposure level to radio frequency emissions of 1000 microwatts per centimeter squared (1,000  $\mu\text{W}/\text{cm}^2$ ).

**Project Benefits:**

Reauthorizing the use will allow the community the continuing benefits of:

- Telephone, video, data transmission, paging, short message functions, and voicemail services and reliable services for emergency purposes.
- Enhanced emergency response communications for police, fire, paramedics and other emergency services in the wake of an emergency or disaster.
- Better voice and reception quality through use of the all-digital technology.
- Higher security and privacy for telephone users.
- More affordable service due to increased competition in the marketplace.

**Findings:**

- 1. The existing wireless facility location continues to be desirable to the public convenience and welfare.**

Wireless facilities are a public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). Wireless communication is a vital element of the communications network for both emergency services and public convenience. The utilities are mandated to provide adequate coverage in each of the geographic areas they serve. Wireless technology has stringent location and elevation requirements, and the existing wireless facility continues to provide viable wireless communications services to subscribers in the surrounding community.

- 2. The existing facility continues to be proper in relation to adjacent uses and the development character of the community.**

The existing location and use maintains compatibility with adjacent uses and the development character of the area. The existing facility maintains consistency with the existing environment and minimizes the visual obtrusiveness of the facility.

This will continue to be an unmanned facility and not require any sewer, or parking infrastructure to support its operation. The facility will continue to be visited once or twice per month by a technician for routine maintenance and testing.

- 3. The existing facility is not detrimental to the character of the development in the immediate neighborhood and is in harmony with the various elements and objectives of the General Plan.**

The use will remain the same and have no substantial adverse impact on properties or improvements in the surrounding neighborhood. The existing unmanned wireless telecommunications facility is a passive use and will remain that way. There will be no increase to vehicular or pedestrian traffic in the area.

The California Public Utilities Commission considers the existing use a public utility. In addition, demand by the public for wireless telecommunications services is rapidly increasing and contributes to the economic health and welfare of the general public.



NL0039

ORANGE LA311

26730 W TAPIA CANYON ROAD CASTAIC CA 91384



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





NL0039  
ORANGE LA311

26730 W TAPIA CANYON ROAD CASTAIC CA 91384



VIEW 2

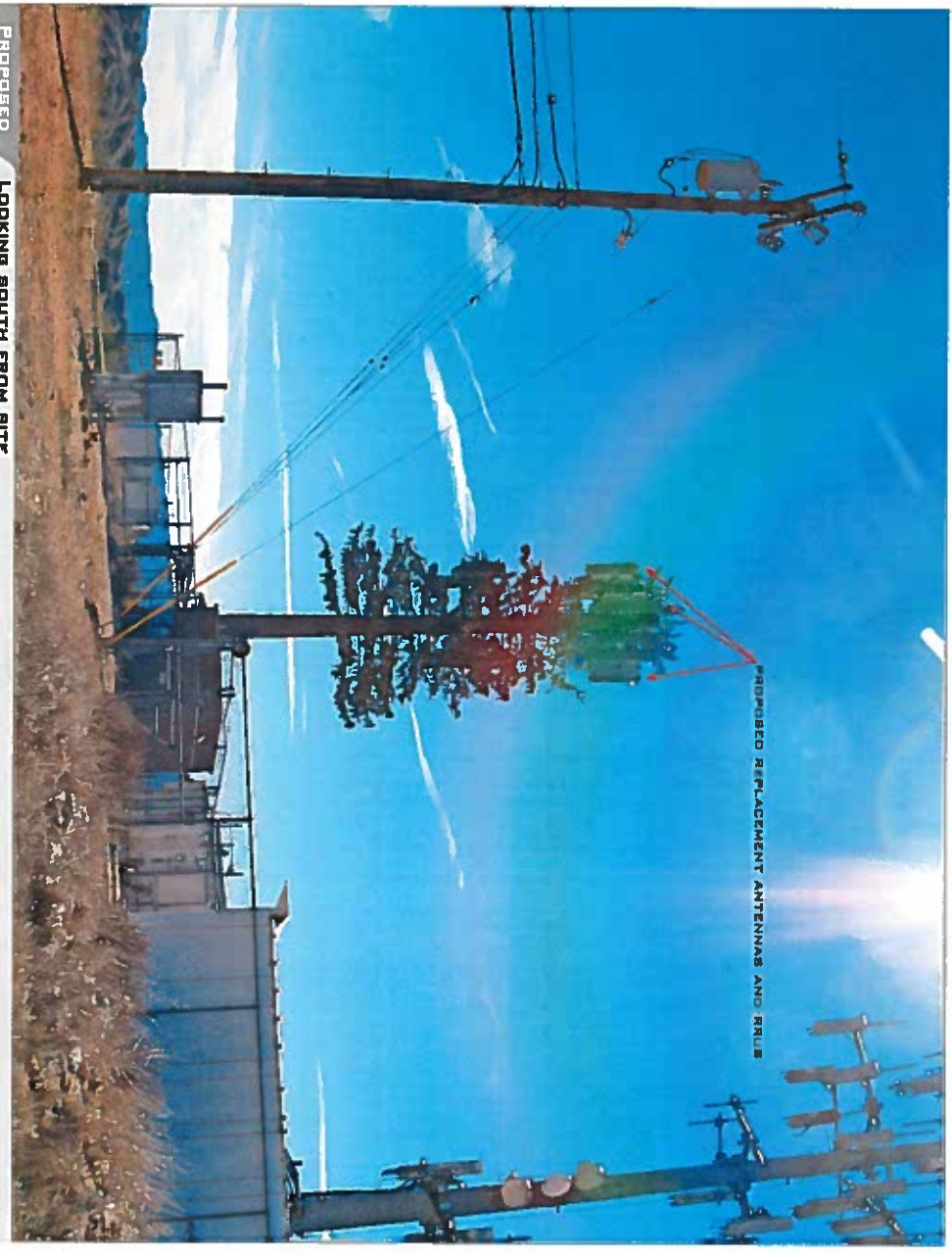


LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING SOUTH FROM SITE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



**NL0039**  
**ORANGE LA311**

26730 W TAPIA CANYON ROAD CASTAIC CA 91384



VIEW 3



LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM ACCESS ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





NL0039

ORANGE LA311

26730 W TAPIA CANYON ROAD CASTAIC CA 91384



VIEW 4

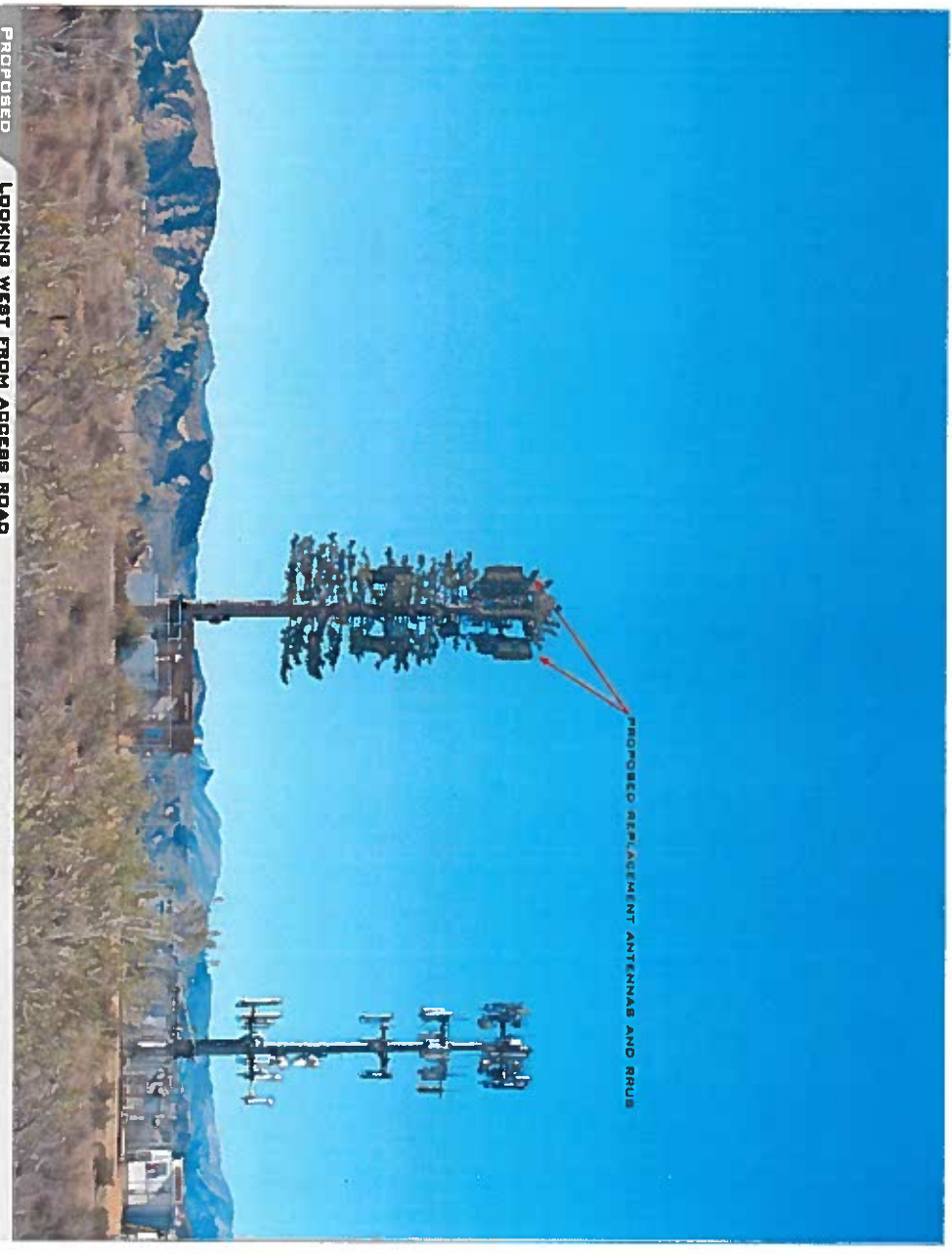


LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING WEST FROM ACCESS ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

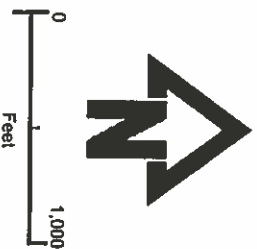




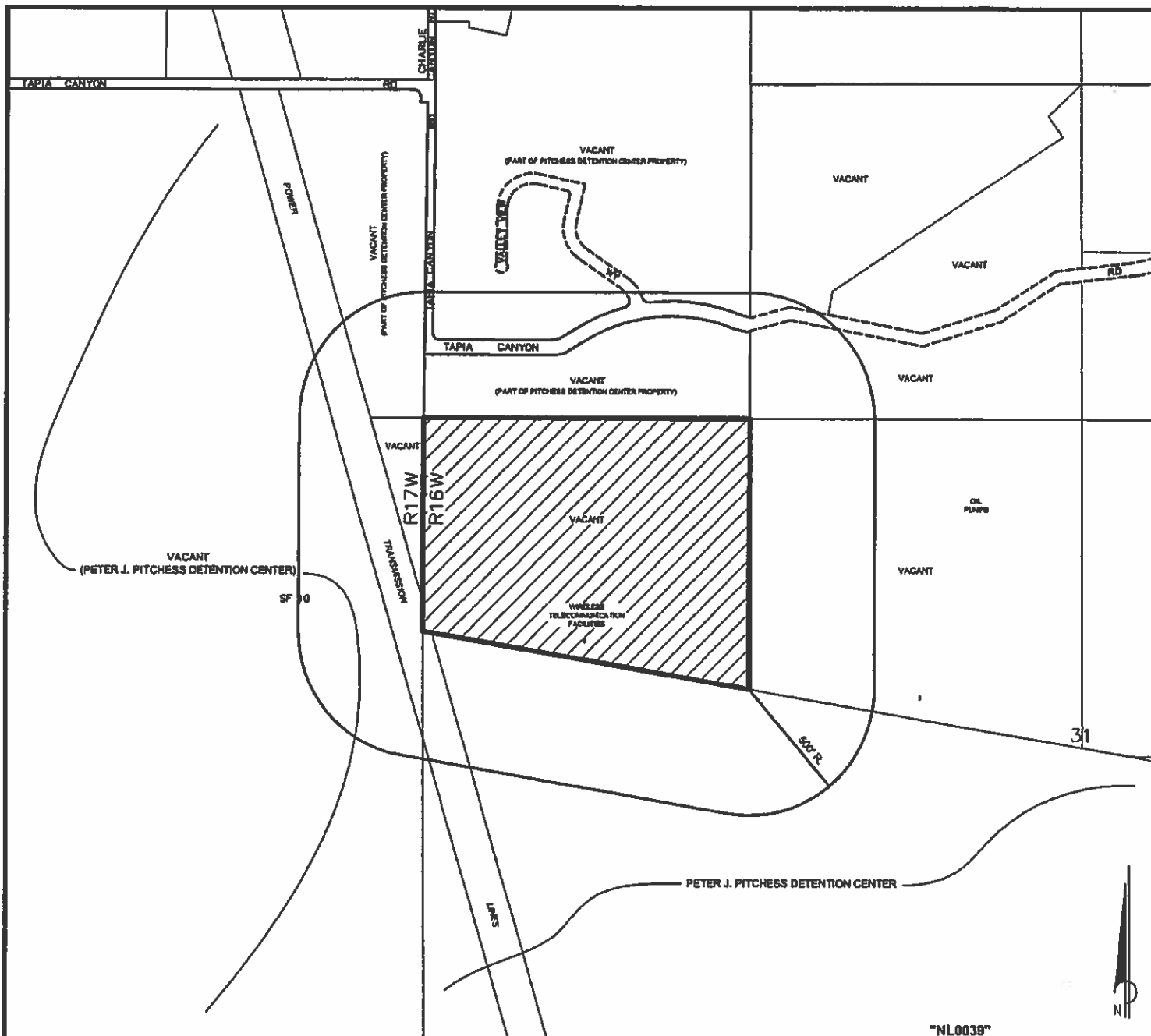
## Created in GIS-NET3 Aerial Image

Printed: Mar 23, 2016

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"NL0038"

L.A. MAPPING SERVICE  
71 DEER CREEK ROAD  
POMONA, CA 91768  
(909) 595-0903

## 500' RADIUS MAP

### LEGEND

ALL USES ARE AS SHOWN

CASE NO.

DATE: 10 - 16 - 15

SCALE: 1" = 200'

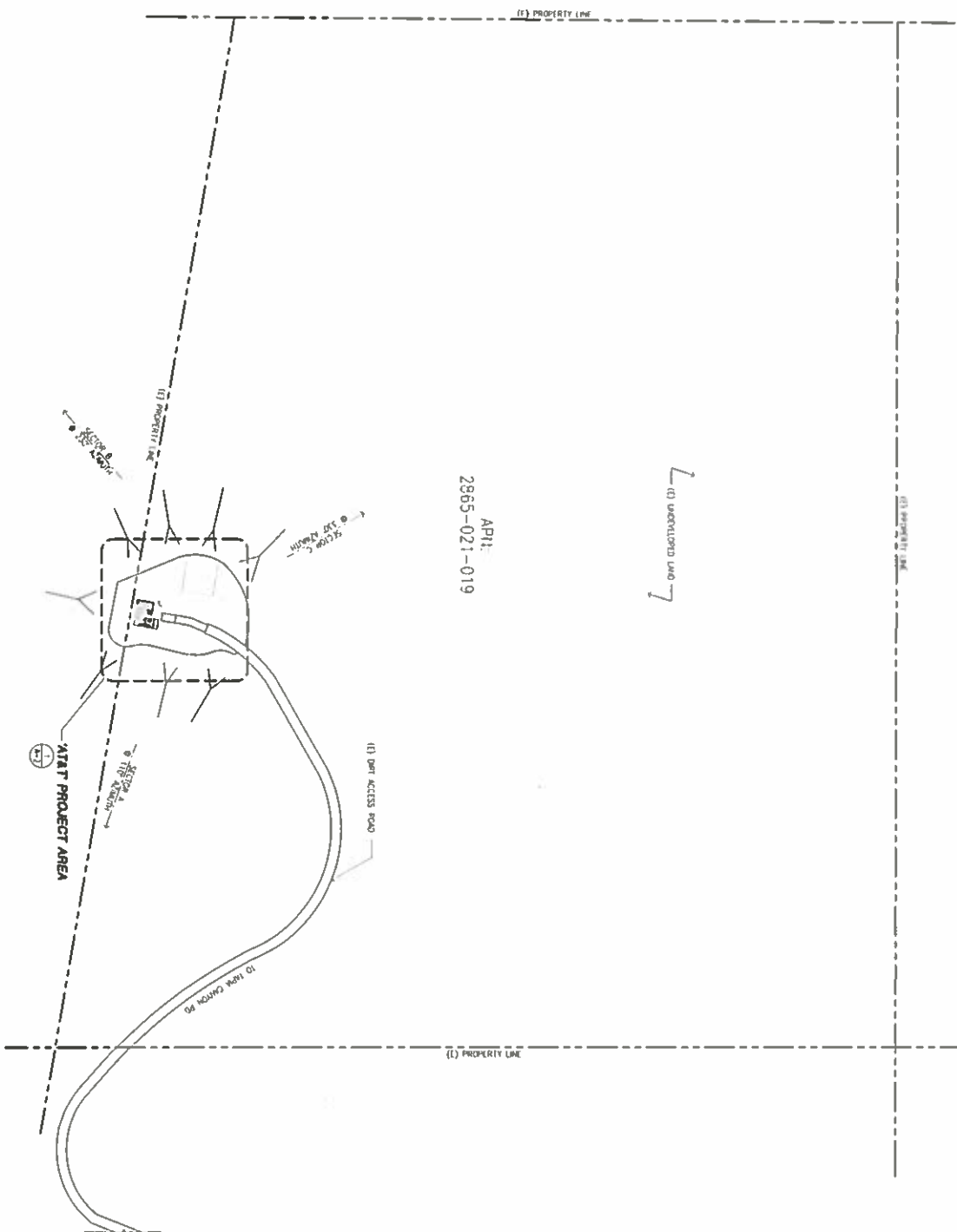
LAND USE MAP



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3	01/13/13	
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5	01/13/13	
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100	01/13/13	

# SITE PLAN

SCALE  
1"=40'-0"  
0 20 40 60 80 100  
Feet  
1



REV	DATE	DESCRIPTION
1	11-24-13	66429 100' WIDE COR.
2		
3		
4		
5		

ENGINEER / CONSULTANT

SITE BUILDER



AAE DEVELOPMENT



ST DEVELOPMENT



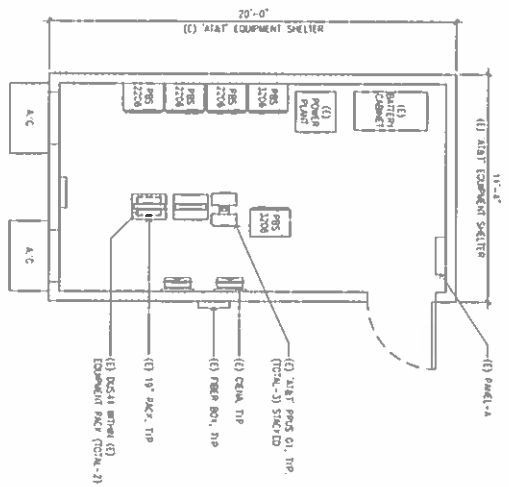
SITE INFORMATION

PROJECT: ORANGE LA311  
NID0039/P#3551845082  
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ST NUMBER  
26750 WEST TARA CANYON RD  
COSTA MESA, CA 92626  
LOS ANGELES COMPANY  
SHEET TITLE

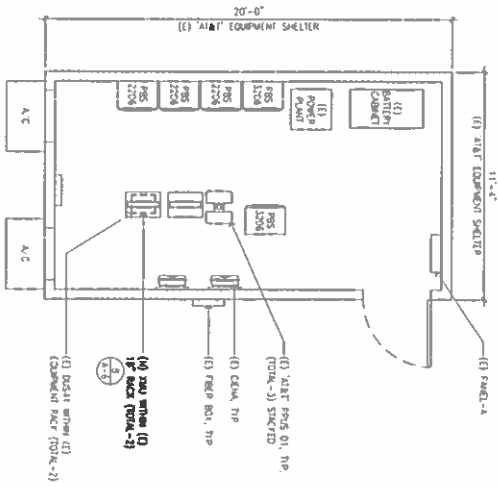
SITE PLAN

DRAWING INFORMATION  
DRAWN BY: DICKED BY: SSK DAT  
DATE: 5/14/2013  
SHEET NUMBER

A-1



### **EXISTING EQUIPMENT PLAN**



## NEW EQUIPMENT PLAN



REV	DATE/TIME	DESCRIPTION
0	11/26/15	ISSUED FOR 100% CLOS

ENGINEER / CONSULTANT

SITE BUILDING



## APPENDIX

DEVELOPMENT 52 MW/23  
ATF 600000000

B-64 Call: 920 39  
 418,779-0430 1710153044  
 02001000 00-1000

**core**  
DEVELOPMENT SERVICES  
2701 Bellvue Blvd  
Suite C (Opposite BNA)  
1700.778-0000 | 1700.778-0001  
www.coresys.com

8-200 (continued) 1742  
1743, 1744-1745 1746-1747 1748  
1749-1750 1751-1752 1753-1754 1755-1756 1757-1758 1759-1760 1761-1762 1763-1764 1765-1766 1767-1768 1769-1770 1771-1772 1773-1774 1775-1776 1777-1778 1779-1780 1781-1782 1783-1784 1785-1786 1787-1788 1789-1790 1791-1792 1793-1794 1795-1796 1797-1798 1799-1800 1801-1802 1803-1804 1805-1806 1807-1808 1809-1810 1811-1812 1813-1814 1815-1816 1817-1818 1819-1820 1821-1822 1823-1824 1825-1826 1827-1828 1829-1830 1831-1832 1833-1834 1835-1836 1837-1838 1839-1840 1841-1842 1843-1844 1845-1846 1847-1848 1849-1850 1851-1852 1853-1854 1855-1856 1857-1858 1859-1860 1861-1862 1863-1864 1865-1866 1867-1868 1869-1870 1871-1872 1873-1874 1875-1876 1877-1878 1879-1880 1881-1882 1883-1884 1885-1886 1887-1888 1889-1890 1891-1892 1893-1894 1895-1896 1897-1898 1899-1900 1901-1902 1903-1904 1905-1906 1907-1908 1909-1910 1911-1912 1913-1914 1915-1916 1917-1918 1919-1920 1921-1922 1923-1924 1925-1926 1927-1928 1929-1930 1931-1932 1933-1934 1935-1936 1937-1938 1939-1940 1941-1942 1943-1944 1945-1946 1947-1948 1949-1950 1951-1952 1953-1954 1955-1956 1957-1958 1959-1960 1961-1962 1963-1964 1965-1966 1967-1968 1969-1970 1971-1972 1973-1974 1975-1976 1977-1978 1979-1980 1981-1982 1983-1984 1985-1986 1987-1988 1989-1990 1991-1992 1993-1994 1995-1996 1997-1998 1999-2000 2001-2002 2003-2004 2005-2006 2007-2008 2009-2010 2011-2012 2013-2014 2015-2016 2017-2018 2019-2020 2021-2022 2023-2024 2025-2026 2027-2028 2029-2030 2031-2032 2033-2034 2035-2036 2037-2038 2039-2040 2041-2042 2043-2044 2045-2046 2047-2048 2049-2050 2051-2052 2053-2054 2055-2056 2057-2058 2059-2060 2061-2062 2063-2064 2065-2066 2067-2068 2069-2070 2071-2072 2073-2074 2075-2076 2077-2078 2079-2080 2081-2082 2083-2084 2085-2086 2087-2088 2089-2090 2091-2092 2093-2094 2095-2096 2097-2098 2099-2100 2101-2102 2103-2104 2105-2106 2107-2108 2109-2110 2111-2112 2113-2114 2115-2116 2117-2118 2119-2120 2121-2122 2123-2124 2125-2126 2127-2128 2129-2130 2131-2132 2133-2134 2135-2136 2137-2138 2139-2140 2141-2142 2143-2144 2145-2146 2147-2148 2149-2150 2151-2152 2153-2154 2155-2156 2157-2158 2159-2160 2161-2162 2163-2164 2165-2166 2167-2168 2169-2170 2171-2172 2173-2174 2175-2176 2177-2178 2179-2180 2181-2182 2183-2184 2185-2186 2187-2188 2189-2190 2191-2192 2193-2194 2195-2196 2197-2198 2199-2200 2201-2202 2203-2204 2205-2206 2207-2208 2209-2210 2211-2212 2213-2214 2215-2216 2217-2218 2219-2220 2221-2222 2223-2224 2225-2226 2227-2228 2229-2230 2231-2232 2233-2234 2235-2236 2237-2238 2239-2240 2241-2242 2243-2244 2245-2246 2247-2248 2249-2250 2251-2252 2253-2254 2255-2256 2257-2258 2259-2260 2261-2262 2263-2264 2265-2266 2267-2268 2269-2270 2271-2272 2273-2274 2275-2276 2277-2278 2279-2280 2281-2282 2283-2284 2285-2286 2287-2288 2289-2290 2291-2292 2293-2294 2295-2296 2297-2298 2299-2300 2301-2302 2303-2304 2305-2306 2307-2308 2309-2310 2311-2312 2313-2314 2315-2316 2317-2318 2319-2320 2321-2322 2323-2324 2325-2326 2327-2328 2329-2330 2331-2332 2333-2334 2335-2336 2337-2338 2339-2340 2341-2342 2343-2344 2345-2346 2347-2348 2349-2350 2351-2352 2353-2354 2355-2356 2357-2358 2359-2360 2361-2362 2363-2364 2365-2366 2367-2368 2369-2370 2371-2372 2373-2374 2375-2376 2377-2378 2379-2380 2381-2382 2383-2384 2385-2386 2387-2388 2389-2390 2391-2392 2393-2394 2395-2396 2397-2398 2399-2400 2401-2402 2403-2404 2405-2406 2407-2408 2409-2410 2411-2412 2413-2414 2415-2416 2417-2418 2419-2420 2421-2422 2423-2424 2425-2426 2427-2428 2429-2430 2431-2432 2433-2434 2435-2436 2437-2438 2439-2440 2441-2442 2443-2444 2445-2446 2447-2448 2449-2450 2451-2452 2453-2454 2455-2456 2457-2458 2459-2460 2461-2462 2463-2464 2465-2466 2467-2468 2469-2470 2471-2472 2473-2474 2475-2476 2477-2478 2479-2480 2481-2482 2483-2484 2485-2486 2487-2488 2489-2490 2491-2492 2493-2494 2495-2496 2497-2498 2499-2500 2501-2502 2503-2504 2505-2506 2507-2508 2509-2510 2511-2512 2513-2514 2515-2516 2517-2518 2519-2520 2521-2522 2523-2524 2525-2526 2527-2528 2529-2530 2531-2532 2533-2534 2535-2536 2537-2538 2539-2540 2541-2542 2543-2544 2545-2546 2547-2548 2549-2550 2551-2552 2553-2554 2555-2556 2557-25

ORANGE LA311  
NLD039/PA/3551845082  
/3551A02SM5

**090701000 /**

**01 APR 82**

75730 WEST TAPPA CANYON  
CASTAC, CA 91384

LOS ANGELES COUNTY

TUE 12PM

ENLARGED SITE  
PLAN AND  
EQUIPMENT PLANS

### DEBATING INFORMATION

DRUM BT	DECKED BT	ASSOC DAT
NO	SWR	9/16/2015

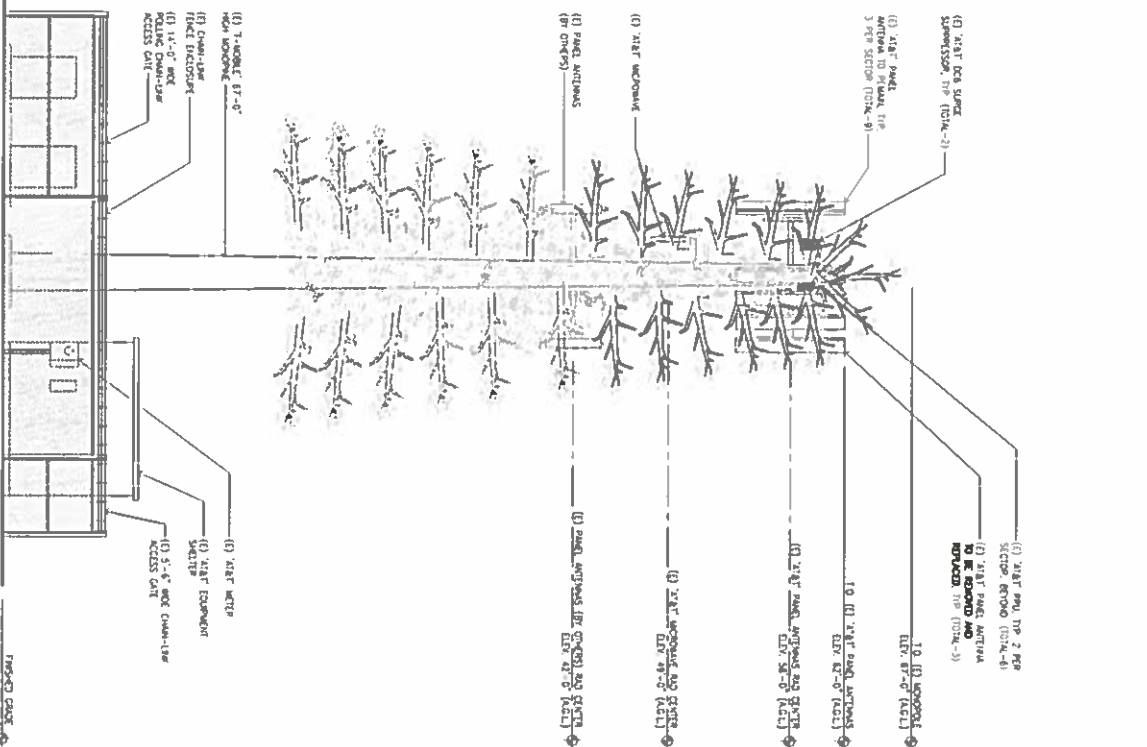
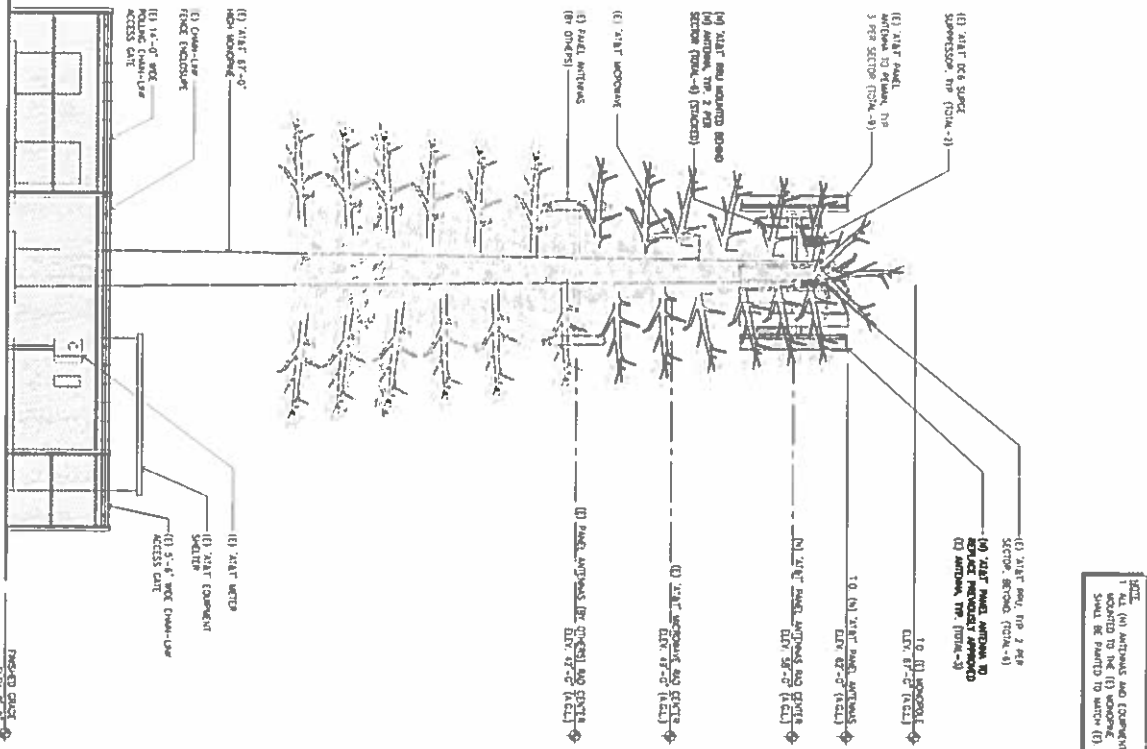
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ORANGE LAS11  
NL0039/PA/3551845082  
/3551A025M5

**NORTH ELEVATIONS**

QUARTY BY	CHECKED BY	ISSUE DATE
WAL	SWP	9/16/2015

SECT. MAJOR

**A-5**

<p><b>RS03 XMU SPECIFICATIONS</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: P/ESSON</b>  <b>MODEL: RS03 XMU</b>          LENGTH: 20.6 M          WIDTH: 11.6 M          DEPTH: 1.22 M          WEIGHT: 6.9 LBS</p>	<p><b>Raycap</b>          www.raycap.com/production.cfm</p> <p><b>DC6 SURGE SUPPRESSOR</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: RAYCAP</b>  <b>MODEL: DC6-48-40-18-P</b>          LENGTH: 7.1 M          WIDTH: 11.6 M          DEPTH: 11.6 M          WEIGHT: 11.6 LBS</p>	<p><b>NOT USED</b></p> <p>SCALE: 1/8" = 1'-0"</p>
<p><b>RRUS SPECIFICATIONS</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: P/ESSON</b>  <b>MODEL: RRUS</b>          LENGTH: 20.6 M          WIDTH: 11.6 M          DEPTH: 1.22 M          WEIGHT: 6.9 LBS</p>	<p><b>RRUS SPECIFICATIONS</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: P/ESSON</b>  <b>MODEL: RRUS</b>          LENGTH: 20.6 M          WIDTH: 11.6 M          DEPTH: 1.22 M          WEIGHT: 6.9 LBS</p>	<p><b>RRU MOUNTING DETAIL</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: P/ESSON</b>  <b>MODEL: RRUS</b>          LENGTH: 20.6 M          WIDTH: 11.6 M          DEPTH: 1.22 M          WEIGHT: 6.9 LBS</p>
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<p><b>WCS TWIN FILTER</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: P/ESSON</b>  <b>MODEL: WCS</b>          LENGTH: 20.6 M          WIDTH: 11.6 M          DEPTH: 1.22 M          WEIGHT: 6.9 LBS</p>	<p><b>WCS TWIN FILTER</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: P/ESSON</b>  <b>MODEL: WCS</b>          LENGTH: 20.6 M          WIDTH: 11.6 M          DEPTH: 1.22 M          WEIGHT: 6.9 LBS</p>	<p><b>WCS TWIN FILTER</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: P/ESSON</b>  <b>MODEL: WCS</b>          LENGTH: 20.6 M          WIDTH: 11.6 M          DEPTH: 1.22 M          WEIGHT: 6.9 LBS</p>
<p><b>ANTENNA MOUNTING DETAIL</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: P/ESSON</b>  <b>MODEL: ANTENNA</b>          LENGTH: 20.6 M          WIDTH: 11.6 M          DEPTH: 1.22 M          WEIGHT: 6.9 LBS</p>	<p><b>ANTENNA MOUNTING DETAIL</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: P/ESSON</b>  <b>MODEL: ANTENNA</b>          LENGTH: 20.6 M          WIDTH: 11.6 M          DEPTH: 1.22 M          WEIGHT: 6.9 LBS</p>	<p><b>ANTENNA MOUNTING DETAIL</b></p> <p>SCALE: 1/8" = 1'-0"</p> <p>USE MANUFACTURE SUPPLIED MOUNTING HARDWARE FOR RRU ATTACHMENT</p> <p><b>MANUFACTURE: P/ESSON</b>  <b>MODEL: ANTENNA</b>          LENGTH: 20.6 M          WIDTH: 11.6 M          DEPTH: 1.22 M          WEIGHT: 6.9 LBS</p>

<p><b>REQ. DATE/REV. DESCRIPTION</b></p> <p>1 11/11/13 0001 0001 0001</p>	<p><b>DETAILS</b></p> <p>DATE: 11/11/13</p> <p>BY: 11/11/13</p> <p>CHK: 11/11/13</p> <p>APP: 11/11/13</p>	<p><b>at&amp;t</b></p> <p>at&amp;t logo</p>	<p><b>core</b></p> <p>core logo</p>	<p><b>core</b></p> <p>core logo</p>	<p><b>core</b></p> <p>core logo</p>	<p><b>core</b></p> <p>core logo</p>	<p><b>core</b></p> <p>core logo</p>
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3	SYMBOLS	2
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[illegible][illegible][illegible]

## 3 SYMBOLS

## 2

## ABBREVIATIONS

[illegible]

REV	DATE/REV	DESCRIPTION
0	01 MAR 15	000.00 PAY 100% CPO



### ART DEVELOPMENT

**core**  
DEVELOPMENT SERVICES  
AND SERVICES

577 DEVELOPMENT

core

2140 Lakes Blvd  
Bayside, California 92661  
Tel: 415-236-2221 (1 line) 415-236-4411 (4 lines)  
Cable: 415-236-2221

ORANGE LA311  
NL0039/PA/355184508  
/3551A02SM5

24730 WEST JARPA CANYON RD.  
CASTAC, CA 91384  
LOS ANGELES COUNTY

## ELECTRICAL NOTES AND SPECIFICATIONS

Drawing Information		
Drawn By	Checked By	Issue Date
uaj	Sam	9/16/20

SHEET NUMBER



REV	DATE/REV	DESCRIPTION
1	06/13	Added for wire loss
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNER / CONSULTANT

SCT BORDER



core  
development services  
a&t services  
2015 SLOAN STREET  
SANTA ANA, CA 92701  
(714) 244-1234  
www.coreinc.com

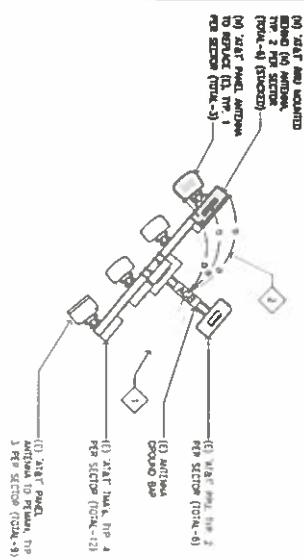
core  
development services  
a&t services  
2015 SLOAN STREET  
SANTA ANA, CA 92701  
(714) 244-1234  
www.coreinc.com

SCT INFORMATION  
SITE NAME: ORANGE LA311  
MID039/PM/3551845082  
/3551A025M45  
26130 WEST 150th CANYON RD  
CASTING, CA 91384  
LOS ANGELES COUNTY

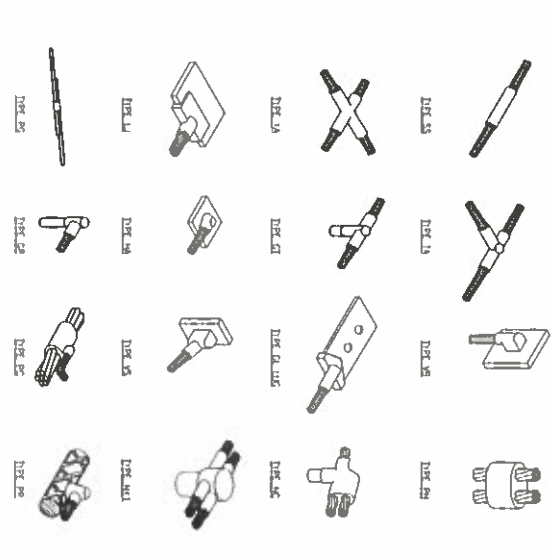
GROUNDING PLAN  
AND DETAILS

DESIGN INFORMATION  
DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank]  
SHEET NUMBER  
E-2

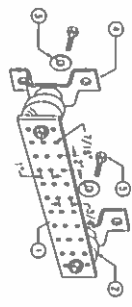
- GROUNDING, ETC. NOTES
- (1) IS STAIRS COVERED GROUND WIRE FROM THE (2) EQUIPMENT TO THE (3) ANTENNA GROUND BUS (TYPICAL)
  - (4) IS STAIRS COVERED GROUND WIRE FROM THE (5) EQUIPMENT TO THE (6) ANTENNA GROUND BUS (TYPICAL)



GROUNDING PLAN TYP.

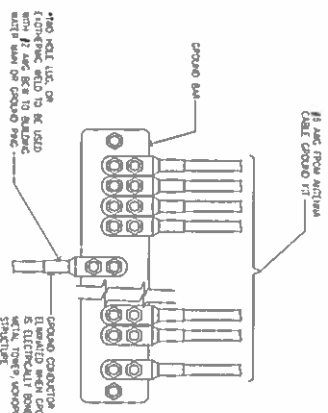


CADWELD CONNECTION DETAILS

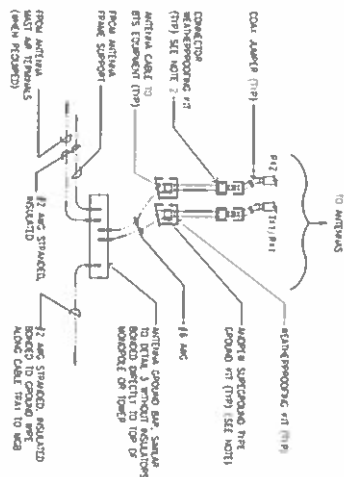


- LUGGING
- COPPER GROUND BUS 1/2" x 4" x 24" NENTON INSTANTANT CO. CAT NO. 20112 OR EQUAL. HOLD CLIPPER TO WIRE WITH WIRE BUILT ON NUMBER OF GROUND CONNECTIONS.
  - INSULATING NENTON INSTANTANT CO. CAT NO. 20114 OR EQUAL.
  - 5/8" LOCKWASHER, NENTON INSTANTANT CO. CAT NO. 20114 OR EQUAL.
  - 3/8-11 x 1" WASH. BOLT, NENTON INSTANTANT CO. CAT NO. 20114 OR EQUAL.
  - INSULATING SHALL BE ALUMINUM WITH GROUND CLIPPER TO WIRE BUILT ON NUMBER OF GROUND CONNECTIONS.

GROUND BAR DETAIL

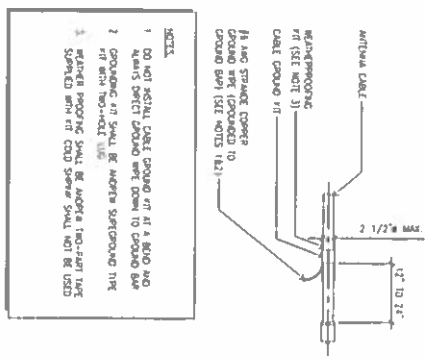


GROUND WIRE TO GROUND BAR DETAIL



GROUND WIRE TO ANTENNA BAR DETAIL

- NOTES
- DO NOT INSTALL CABLE GROUND WIRE AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BUS.
  - CABLE SHOWN SHALL NOT BE USED.



CABLE GROUND KIT TO ANTENNA CABLE



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



October 19, 2005

James E. Hartl AICP  
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Jesse Gilholm  
101 S. 1<sup>st</sup> Street, #405  
Burbank, California 91502

**SUBJECT: PROJECT NO. 2005-00233-(5)  
CONDITIONAL USE PERMIT CASE NO. 200500027  
26730 W. TAPIA CANYON RD., CASTAIC**

To authorize the installation, operation and maintenance of a wireless telecommunications facility mounted on a new 67' monopine with 12 new Cingular Wireless panel antennas, three relocated T-Mobile panel antennas and microwave dish, and one new 24" microwave dish. Relocated panel antennas and microwave dish shall be co-located onto new monopine from existing 40' T-Mobile monopole to be removed. Also, to authorize the installation of a new 11'-5" X 28'-0" prefabricated equipment shelter, and a 5' X 12' concrete equipment pad. Two new 24" live boxed pine trees shall also be planted adjacent to the new monopine so that it may blend in with the surrounding landscape.

Dear Applicant:

**PLEASE NOTE:** This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition three requires that the permittee must file an affidavit accepting the conditions before these grants become effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PER** Officer's decision to the Regional Planning Commission's secretary, Room 170, Hall of Record Angeles, California 90012. Contact the commission's and the amount of the appeal fee at (213) 974-6409, or delivered in person within 15 calendar days after applicant. The Hearing Officer's decision may also Regional Planning Commission during the appeal period.

For further information on appeal procedures or an approvals, please contact Rudy Silvas in the Zoning 6435.

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411

U.S. Postal Service  
**CERTIFIED MAIL, RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**R2005-00233  
RCUP T200500027  
FINAL LETTER**

(End)

Restricted Delivery Fee  
(Endorsement Required)

Total \$

Sent to  
Street,  
or PO B  
City, St

Jesse Gilholm  
101 S. First Street, #405  
Burbank, CA 91502

NOV 1 2005

PS Form 3800, July 2002



**HEARING OFFICER'S FINDINGS AND ORDER:**

**REQUEST:** To authorize the installation, operation and maintenance of a wireless telecommunications facility mounted on a new 67' monopine with 12 new Cingular Wireless panel antennas, three relocated T-Mobile panel antennas and microwave dish, and one new 24" microwave dish. Relocated panel antennas and microwave dish shall be co-located onto new monopine from existing 40' T-Mobile monopole to be removed. Also, to authorize the installation of a new 11'-5" X 28'-0" prefabricated equipment shelter, and a 5' X 12' concrete equipment pad. Two new 24" live boxed pine trees shall also be planted adjacent to the new monopine so that it may blend in with the surrounding landscape.

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

August 2, 2005 Public Hearing

A duly noticed public hearing was held on August 2, 2005. The applicant was sworn in and testified in favor of the project. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff, and that he concurred with all information presented by staff to the Hearing Officer, with the exception that his client be required to plant trees adjacent to the monopine due to the limited area of the lease area on site. Asking the Hearing Officer if he could be permitted to plant the pine trees outside of the lease but still adjacent to the monopine, the Hearing Officer agreed to allow the applicant to plant the live pine trees just outside the lease area in very close proximity to the proposed monopine. The applicant also stated that the proposed monopine would be at a total height of 67' which would be 7' above the previously proposed monopole. The Hearing Officer did not object and ordered the applicant to return to Regional Planning with revised plans for a monopine for review and approval. Staff recommended in the conditions of approval that the applicant provide a legal description verifying access rights to the site and that one parking stall for a service vehicle be provided; the applicant concurred.

There being no further testimony, the Hearing Officer closed the public hearing, expressed his intent to approve the subject project, subject to the conditions recommended by staff, and directed staff to prepare the findings and conditions for approval.

Findings

1. Cingular Wireless proposes to install, operate and maintain a wireless telecommunications facility mounted on a new 67' monopine, with 12 new Cingular Wireless panel antennas, three relocated T-Mobile panel antennas and microwave dish, and one new 24" microwave dish. Relocated panel antennas and microwave dish shall be co-located onto new monopine from existing 40' T-Mobile monopole to be removed. Also, to authorize the installation of a new 11'-5" X 28'-0" prefabricated equipment shelter, and a 5' X 12' concrete equipment

pad. Two new 24" live boxed pine trees shall also be planted adjacent to the new monopine so that it may blend in with the surrounding landscape.

2. The location of the subject parcel is south of Tapia Canyon Road, 1.5 miles east of the Golden State Freeway (I-5), with the address of 26730 W. Tapia Canyon Road in the Castaic Canyon Zoned District.
3. The subject property is 27.9 acres, with a 1,600 square foot subject lease area for the proposed monopine that is square-shaped and relatively level in topography.
4. The subject property is zoned A-2-2 (Heavy Agricultural, two (2) acre minimum size lot requirement).
5. The subject parcel is landlocked and located within a rural area, and is developed with two other monopoles with related equipment. Permanent access to the site is through an access road easement from Tapia Canyon Road. Temporary access is being taken from the site to the south, originating from Biscalluz Drive through the Pitches Detention Facility, due to the road from Tapia Canyon Rd. being currently blocked due to storm damage. The access road from Tapia Canyon is scheduled to be repaired, and when completed it will become the main point of access again.
6. Previous case and zoning history exists as follows:

Conditional Use Permit 99-252 was approved in February of 2001, to allow Sprint to install, operate and maintain a wireless telecommunication facility on a separate lease area. A revised exhibit "A" to CUP 99-252 was approved in December 2004 for the use of an emergency generator.

Conditional Use Permit 95-233 was also approved for a wireless telecommunication facility in February of 1996 for T-Mobile in the same subject lease area for this application.

The subject site has been zoned A-2 (Heavy Agriculture) since 1957.

There are no previous zoning violations involving the subject property.

7. The property is designated HM (Hillside Management) within the Santa Clarita Valley Areawide Plan. Areas shown as Hillside Management Areas (HM) are those areas classified as "Non-Urban" on the Land Use Policy Map of the Countywide Land Use Element where the slope typically exceeds 25% (4 horizontal to 1 vertical), as stated in the Santa Clarita Valley Area Plan.

- Within these areas, it is intended that future development will occur in the most suitable and least environmentally sensitive areas, and will be designed in terms of scale and intensity in a manner compatible with the natural resource values and character of the area.

The proposed wireless telecommunications facility is consistent with the above mentioned Santa Clarita Valley Areawide Plan policies for Hillside Management. It will be placed in the most suitable and least environmentally sensitive area possible.

8. The site plan depicts the two existing monopoles on drawing sheet C-2, the access road to the site from Tapia Canyon Road on drawing sheet C-1, and the proposed Cingular Wireless 67' monopine with related equipment shelter on drawing sheet A-2. Drawing sheet A-2 also indicates the exiting T-Mobile 40' monopole that will be removed, the type of antennas and microwave dishes that will be fastened to the new 67' monopine, along with a floor plan for the equipment shelter. Elevation plans depicting the new monopine, equipment shelter, antennas and microwave dishes to be located, and relocated from the T-Mobile 40' monopole, are shown on drawing sheets A-3 through A-4. The property boundaries of the site are depicted on drawing sheet C-1, and the internal project area is depicted as a "gravel area" on drawing sheet C-2. The other lease area specified within the subject property boundaries is the existing Sprint site.
9. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify wireless telecommunications facility as a use. The use most closely matching a wireless telecommunications facility specified in the Zoning Ordinance is a radio or television tower. Under section 22.24.150 (A), development of radio and television stations and towers in the A-2 (Unlimited Commercial) zone requires filing of a conditional use permit.

Premises in Zone A-2 shall be subject to the following development standards:  
Section 22.24.170: Development Standards.

- A. Front, side and rear yards shall be provided as required in Zone R-1.
- B. Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in this Title 22.
- C. Premises in Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52. (Ord. 83-0006 subsection 11, 1983; Ord. 1494 Ch. 2 Art. 2. subsection 242.6, 1927.)

The proposed height of the monopine is 67 feet above grade.

Section 22.52.1220 determines parking requirements for uses not specified. The proposed project is subject to the provision of one parking space for the purpose of maintenance visits. The site plan does illustrate one parking space for the placement of an emergency generator when needed; however, one official parking spot for



maintenance vehicles will be required to be maintained on site as a condition of approval, as depicted on the approved Exhibit "A".

11. This project was determined to be categorically exempt (Class 3, New Construction or Conversion of Small Structures) under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).
12. A site investigation was not conducted.
13. A total of 5 public hearing notices regarding the subject project were mailed out to property owners within the 1000-foot radius of the property on June 28, 2005. Four notices were sent out to the local community groups. The notice was published in The Signal Newspaper on July 1, 2005, and La Opinion on July 2, 2005. Case-related material, including the hearing notice, factual and burden of proof were sent to the Valencia Library at 23743 W. Valencia Blvd., Santa Clarita, California 91355
14. In a letter dated June 17, 2005, the Castaic Area Town Council recommended approval of the project. No other public comments were received.
15. The proposed location for this facility will not significantly alter the existing appearance of the property, as the equipment cabinets will be placed below the existing SCE tower to which the directional antennas and microwave dish will be attached to. The project will neither occupy a large amount of space nor reduce open space or available land for future development in the area. Placement of the project upon an existing SCE tower will reduce the need for construction of such facility in the surrounding open space in the future.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. The proposed use is consistent with the adopted areawide plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15301 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. In view of the findings of facts presented above, Project No. 2005-00233-(5) / Conditional Use Permit Case No. 200500027 is **APPROVED**, subject to the attached conditions.

BY:  DATE: 10/24/05  
DAVE COWARDIN, HEARING OFFICER  
Department of Regional Planning  
County of Los Angeles

Attachments: Conditions  
Affidavit

c: Hearing Officer, Zoning Enforcement, Building and Safety

1. This grant authorizes Cingular Wireless to install, operate, and maintain a wireless telecommunications facility mounted on a new 67' monopine, with 12 new panel antennas and 1 new microwave dish, and co-location of 3 additional panel antennas and 1 microwave dish onto the new 67' monopine from an existing 40' T-Mobile monopole to be removed. Existing BTS equipment cabinets for T-Mobile monopole may remain to be used in conjunction with new monopine. A new 322 sq. ft. associated pre-fabricated equipment shelter will be located adjacent to the proposed 67' monopine, along with a proposed equipment pad for the temporary placement of an emergency generator. The property is located within the Castaic Area Community Standards District (CSD) and is surrounded by undeveloped land and a detention facility.
2. The operation and maintenance of the unmanned wireless telecommunications facility shall be subject to all of the following conditions of approval:
  - a. Any and all graffiti on the proposed equipment cabinets shall be removed within 72 hours of its application;
  - b. Two 24" box live pine trees shall be planted adjacent to the proposed monopine as depicted on the Exhibit "A";
  - c. One standard size parking stall shall be maintained on the subject site, properly dimensioned at 8.5' X 18' with 26' back-up clearance, for maintenance purposes at the location shown on the Exhibit "A";
  - d. The property owner shall ensure that the main access to the site from Tapia Canyon Road be re-opened following repairs to the storm damaged road;
  - e. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
  - f. Said facility components shall be removed if in disuse for more than six months;
  - g. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
  - h. All structures and equipment shall conform with the requirements of the Building and Safety Division of the Department of Public Works;
  - i. All equipment shall be a neutral color excluding black to blend with its surroundings and shall be maintained in good condition at all times;

- j. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning;
  - k. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities;
  - l. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight;
  - m. The operators shall submit an annual maintenance report to the Department of Regional Planning by January 1, verifying the continued operation and maintenance of the said facility;
  - n. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner; and
  - o. The operator shall provide satisfactory safeguards to prevent unauthorized access to the tower enclosure.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
4. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
5. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit

approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

7. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing before the expiration date.
8. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
9. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
10. **This grant will terminate on August 3, 2015**, unless an application for co-location at or below the approved height is received, in which case the grant shall be extended for an additional ten (10) years. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit

application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$750.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for 5 (five) biennial inspections. Inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
13. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
15. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises.
16. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 72 hours of such occurrence,



weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

RS:  
10/19/05

# LTE Justification Plots

Market Name: Los Angeles

Site ID: NL0039\_CLU1617\_CLL01617

Site Name: NL0039 (ORANGE LA311)

ATOLL Plots Completion Date: September 30, 2015



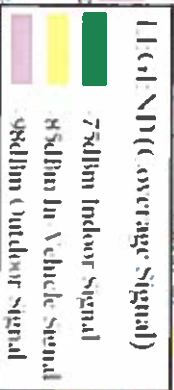


## Assumptions

- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
  - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
  - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
  - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.

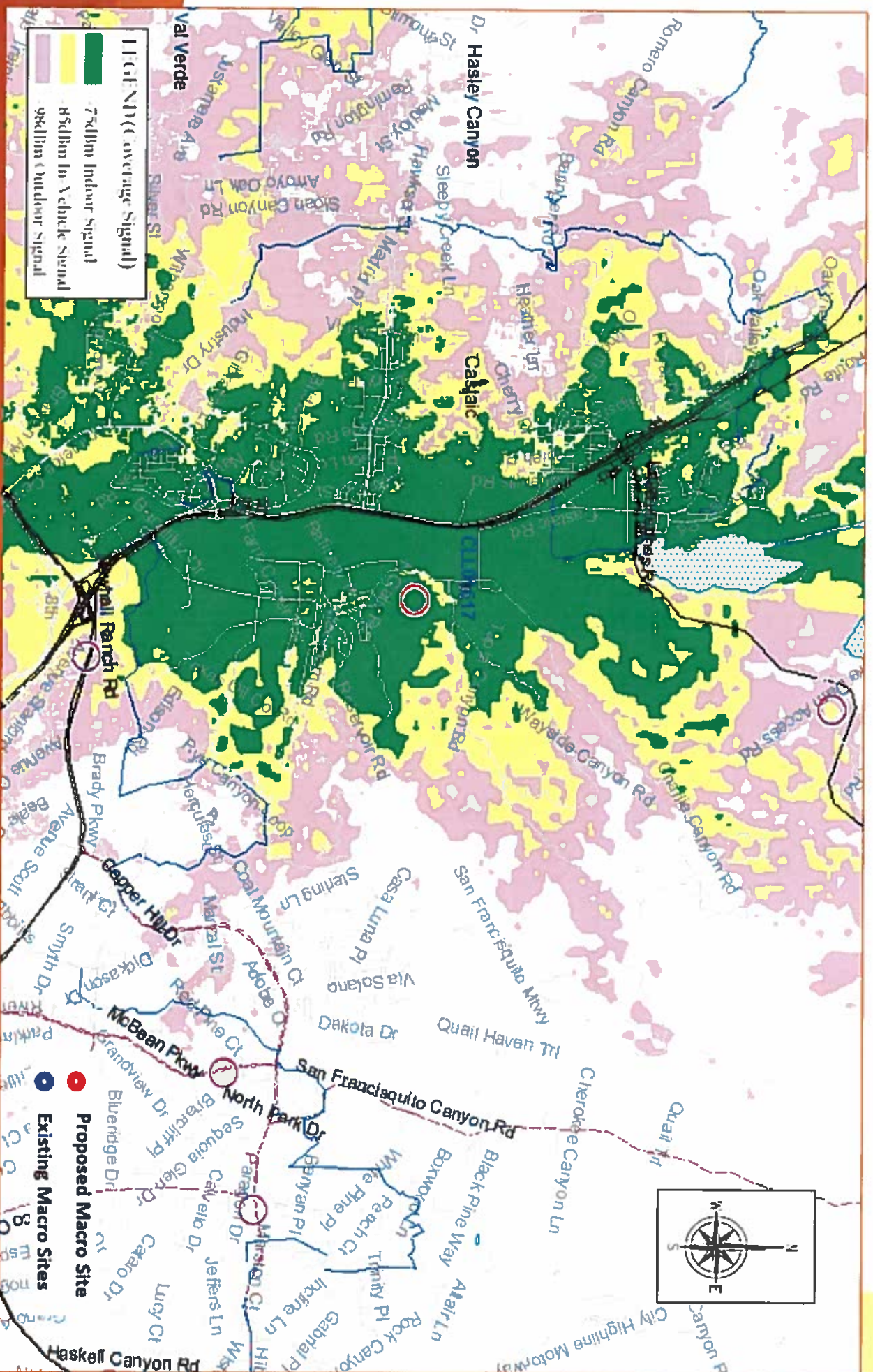


### LTE Coverage – Neighboring sites Only (On-Air)





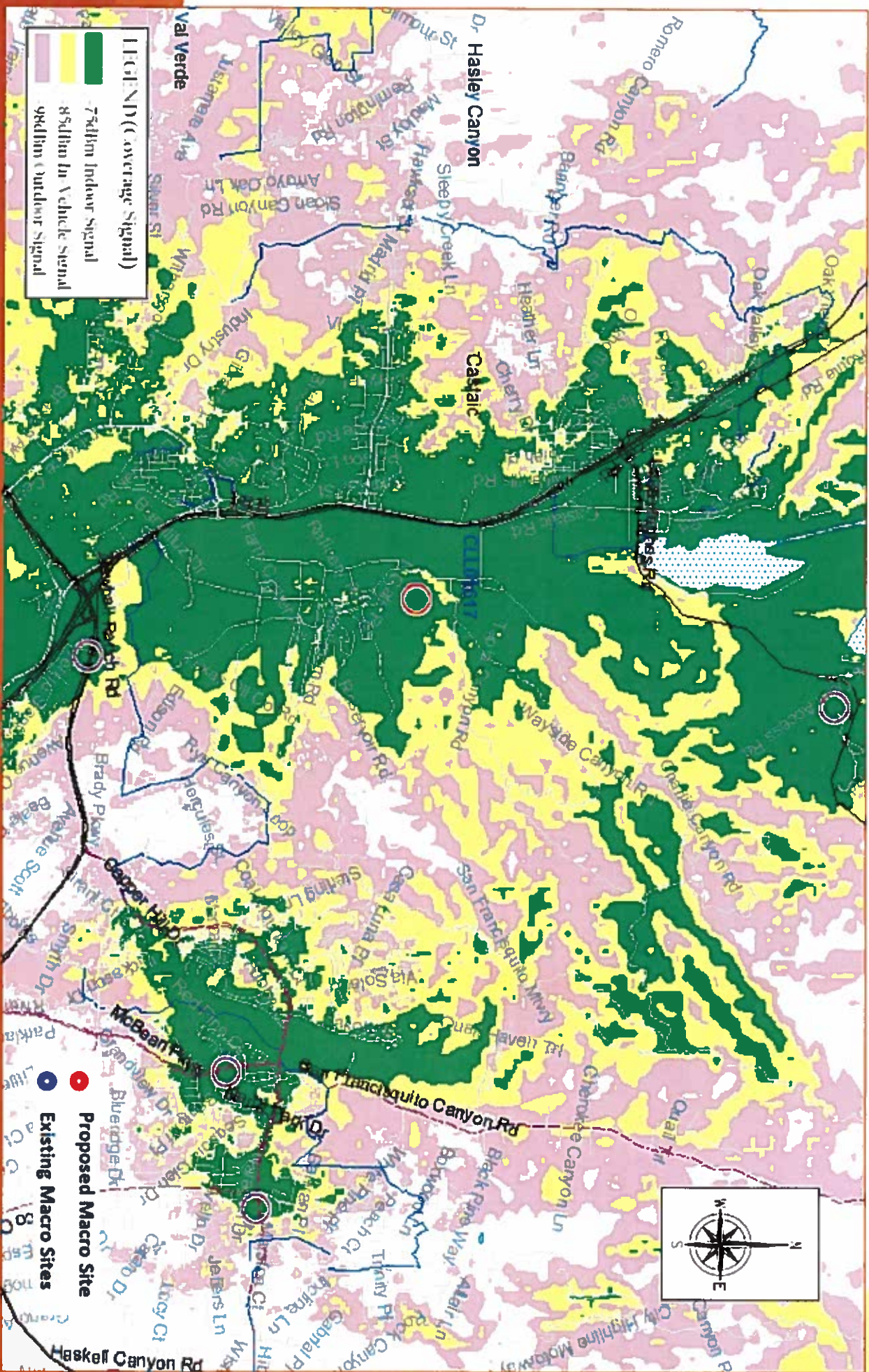
## Exhibit 7.04





# Exhibit 7.04

## LTE Coverage – Neighboring sites & CL03811





# Coverage Legend



**In-Building Service:** In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

**In-Transit Service:** The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

**Outdoor Service:** The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.